

**Hearing Officer Meeting Minutes  
November 12, 2020**

A meeting of the City of Yuma's Hearing Officer was held on Thursday, November 12, 2020, in City Council Chambers, One City Plaza, Yuma, AZ.

**HEARING OFFICER** in attendance was Sonia Ramirez.

**CITY OF YUMA STAFF MEMBERS** present included Scott McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director/Zoning Administrator; Amelia Griffin, Assistant Planner; Richard Munguia, Senior Planner; Chad Brown, Associate Planner; Jessenia Juarez, Administrative Assistant and Alex Marquez, Administrative Assistant.

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**Ramirez** called the meeting to order at 9:30 a.m.

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**CONSENT CALENDAR**

**Ramirez** approved the minutes of October 8, 2020.

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**PUBLIC HEARINGS**

**CUP-30100-2020:** *This is a request by Jon Matheus, on behalf of the Ingold Family Investments CA, LLC, for a Conditional Use Permit to allow an adhesive coating manufacturing facility which requires a state license, in the Heavy Industrial (H-I) District. The property is located at 7016 E. 30<sup>th</sup> Street, Suite 101, Yuma, Arizona.*

**Amelia Griffin, Assistant Planner**, summarized the staff report, recommending **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANTS REPRESENTATIVE**

None

**OPEN PUBLIC COMMENT**

None

**DECISION**

**Ramirez** granted the Conditional Use Permit, subject to the Conditions of Approval in Attachment A, finding the seven criteria have been met.

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**VAR-32027-2020:** *This is a request by Lisa Richardson for a variance to reduce the street side setback from 10' to 6' to allow the construction of an awning, in the Manufactured Housing Subdivision (MHS) District, for the property located at 1145 S Dora Avenue, Yuma, AZ.*

**Richard Munguia, Senior Planner**, summarized the staff report, recommending **DENIAL**.

**QUESTIONS FOR STAFF**

**Ramirez** asked if the awnings were facing the street. **Munguia** stated yes. **Ramirez** asked if it was blocking anyone's view. **Munguia** said he did not have that answer. **Ramirez** asked if he had received complaints from any neighbors. **Munguia** said he had not.

**Ramirez** referred to the staff report on section D, which indicated that granting the variance would not be materially detrimental. **Ramirez** asked if that was correct. **Munguia** said yes.

**Ramirez** asked if other residents had similar awnings. **Munguia** said there might be other residents that had similar awnings, but they were not on corner lots such as this one. This request was specifically for the street side to reduce the setback. **Munguia** continued that he did not find any variances or approved permits which permitted the reduction of the street side setback. **Ramirez** asked if the City would be inclined to accept the variance if the setback was more than 6 feet but less than 10 feet. **Munguia** said yes. **Ramirez** asked what would be the City's recommendation. **Munguia** replied that he would have to speak with the applicant to see what best accommodates her.

#### **APPLICANT/APPLICANTS REPRESENTATIVE**

**Lisa Richardson, 1145 S. Dora Avenue, Yuma, AZ 85364**, said Magnolia Village is a fifty-five and older community and the street she lives on is a dead end in a cul-de-sac, and does not have much traffic. **Richardson** said she does not see how the setback would cause visibility issues or be a detriment to the City. **Richardson** continued to state that her intentions were to improve the property and have shaded parking. **Ramirez** asked how long she had owned the property. **Richardson** said she purchased the property on May 19, 2020. **Ramirez** then asked if it was her intention were to have that property be her primary resident. **Richardson** said yes.

**Munguia** said if the awning was used for parking the minimum size required would be 10 or 11 feet for car door clearance. **Munguia** continued by saying the City would not be opposed to reducing the setback from 10 feet to 8 feet. **Ramirez** asked the applicant if the City's offer would provide the benefits she sought. **Richardson** said it could. **Ramirez** stated that "could" and "it will" are two different things, and asked if she needed a minute to consider. **Richardson** then asked if the original awning proposal of 13.1 feet wide would then be reduced to 11.1 feet. **Munguia** explained that the originally proposed awning measured 13 x 31 estimating the height to be 10ft; **Munguia** continued by stating that an 8 foot setback would result in an 11 foot wide awning. **Richardson** stated the City's offer of 8 feet would work.

#### **OPEN PUBLIC COMMENT**

None

#### **DECISION**

**Ramirez** granted the Variance, modified to reduce the setbacks from 10 feet to 8 feet, finding the four criteria have been met.

**Attorney Scott McCoy** asked the approval would also include the Conditions of Approval in attachment A. **Ramirez** stated yes.

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**VAR-32273-2020:** *This is a request by Henry and Shannan Gonzalez, for a variance to reduce the side yard setback from 10' to 7' to accommodate the placement of a new single-family home, in the Residential Estate (RE-12) District, for the property located at 8334 E. Adobe Ridge Road, Yuma, AZ.*

**Chad Brown, Associate Planner**, summarized the staff report, recommending **APPROVAL**.

#### **QUESTIONS FOR STAFF**

**Ramirez** asked if the applicant agrees with the conditions. **Brown** stated yes.

#### **QUESTIONS FOR STAFF**

None

#### **APPLICANT/APPLICANTS REPRESENTATIVE**

None

#### **OPEN PUBLIC COMMENT**

None

**DECISION**

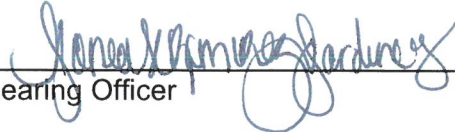
**Ramirez** granted the Variance, subject to the Conditions of Approval in Attachment A, finding the four criteria have been met.

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**Ramirez** adjourned the meeting at 9:42 a.m.

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Minutes approved and signed this 10<sup>th</sup> day of December, 2020.

  
Hearing Officer